January 3, 2013

PROJECT 3355 and 3303 Via Lido

REGARDING **Environmental Information Response**

Dear Mr. Jim Campbell,

The following is our response to the information requested as part of the City's Environmental Information Form.

C. *Environmental Setting*

1. The subject parcel is made up of two properties. The first property is occupied by the Lido Building, a commercial three story office building at 3355 Via Lido. Immediately adjacent at 3303 Via Lido is the First Church of Christ Scientist property. The existing buildings on the site are tired, old and unredeemed by architectural merit. The remainder of the site is given over to parking for these existing uses. The site is flat, developed and without issues pertaining to plants and animals or to cultural, historical or scenic aspects. Please refer to Sheet D-1 for photographs of the existing property.

2. The project site is part of what the Lido Village Conceptual Plan calls the Lido Triangle. It is bordered by Via Lido , Via Malaga and Via Oporto. Across Via Lido are two story single family waterfront residential properties. To the south facing the site on Via Malaga is Saint James Anglican Church. Opposite on Via Oporto is parking for Via Lido Plaza. Occupying the northern-most tip of the triangle is a one story commercial building that houses a real estate office. The submittal includes a site section on Sheet D-17 that indicates heights and setbacks as they relate to the existing context. Also included on Sheet D-2 are photographs that illustrate the existing site context.

D. *Potential Environmental Effects*

i. ***Aesthetics.*** The existing properties are fully developed along Via Lido and afford no public or private scenic views through the site. The proposed development is broken into 5 buildings which will afford a number of view corridors through the site. In addition, the proposed project has been designed with animated, street focused facades

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that will enhance pedestrian and vehicular view corridors. Exterior lighting will be designed to reduce light and glare impacts on surrounding properties

ii. ***Agricultural & Forest Resources***. None

iii. ***Air Quality.*** Dust Control measures such as dampening soils and construction roadways will be used during construction to prevent blowing dust to adjacent properties. Also Low VOC products and materials will be used whenever possible during the construction phase of the project.

iv. ***Biological Resources***. None

v. ***Cultural Resources***. The site was previously developed from imported fill so there will be no archaeological or paleontological impact on the site. The project will cause no adverse physical or aesthetic effects to any building, structure or object having historical or religious significance.

vi. ***Greenhouse Gas Emissions.*** Site constraints and logistics will limit the use of large equipment during the construction process. When possible natural gas lifts/equipment will be used. Energy conservation measures such as dual glazing, better insulation than required by T-24, low energy lighting, the use of ENERGY STAR appliances and fixtures, solar water heating and drought-tolerant landscaping will be part of the project development. Amenities are in walking distance of ¼ mile around the project and public transportation is available.

vii. ***Geology & Soils.*** A Geotechnical Report was prepared by Professional Services Industries, Inc. (PSI) dated August 24th, 2012. The report characterizes the site soils as soft and compressible. Deep foundation systems have been recommended to support the proposed structures.

Proposed grading for the site will be designed to match existing surface elevations as much as possible. Building finish floors are slightly elevated to provide minimum freeboard to estimated 100-year water surface elevations.

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It is estimated that less than 800 cy of fill will be required to achieve the desired proposed grade.

viii. ***Hazards & Hazardous Material.*** There is no risk to public health due to normal operations or due to an explosion or due to the release of hazardous substances. There is no known possibility of previous contamination. The site is designated within the 0.2 percent annual chance of flood hazard. The area is not located in the 100 year flood zone.

ix. ***Hydrology & Water Quality***. The proposed development is located on the Balboa Peninsula, in the City of Newport Beach. The Pacific Ocean is located about 2,000 feet to the west of the site, and the Newport Bay is located about 170 feet to the east of the site. The topography of the site slopes gently in a northwest direction, at a rate of no more than a third of a percent.

Underground storm drain facilities do not exist adjacent to the site. Storm water runoff presently surface flows off the site to the adjacent public streets (Via Lido, Via Oporto and Via Malaga) where they are collecting in surface gutters and conveyed to the north. From there flows are collecting in an off-site catch basin where they empty into the adjacent Newport Bay.

The property is designated in FEMA Flood Zone “X” shaded, areas considered to be outside of the 100-year floodplain, but inside the 500-year floodplain.

Typical to the Balboa Peninsula area, groundwater was found at shallow depths (up to five feet from the surface).

Existing land use consists of multiple structures and a parking lot. The existing property is considered to be nearly all impervious. The proposed development will improve this situation by providing some landscaped features in common areas and the front of the proposed homes. Overall peak flows from the property are anticipated to be less than or equal to existing pre development flows.

In landscaped areas, the use of area drain inlets will be employed to reduce storm water from transporting sediments over flatwork

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improvements. Area drains will curb core to adjacent public streets per public standards.

Water quality BMPs will be employed per City of Newport Beach Model WQMP requirements. Hydraulic Conditions of Concern are not anticipated because the proposed development will not be increasing overall storm water runoff volumes.

x. ***Land Use & Planning***. For a description of the existing site and context please refer to Section C above. Lido Village is primarily developed with commercial uses including a grocery store, restaurants, salons, home furnishings, apparel, and other specialty shops. It also includes Lido Marina Village, a pedestrian-oriented waterfront development that includes visitor-serving commercial uses, specialty stores, and marine uses. The guiding General Plan goal for Lido Village is to create a mixture of land uses within a pedestrian-oriented village environment. To facilitate these uses, a portion of the Lido Village General Plan subarea has been designated Multiple Residential (RM(20/ac)). The RM(20/ac) designation is intended to provide multi-family residential development containing attached or detached dwelling units up to 20 dwelling units per acre.

The subject parcel is made up of two properties. The first property at 3355 Via Lido is zoned RM. Immediately adjacent on Via Lido is the First Church of Christ Scientist property. It is currently zoned PI. We request the required City approvals and a Local Coastal Program, Coastal Land Use Plan (CLUP) Amendment to change the land use designation of the property at 3303 and 3315 Via Lido to an RM (Multiple Unit Residential) land use designation and density as part of this application.

xi. ***Mineral Resources.*** For energy conservation measures, please refer to Section D.vi above. Additionally, there is no known mineral resource of future value to the region or the state onsite.

xii. ***Noise.*** Construction will be limited to the city's approved work hours. Sources of noise during construction will be concrete saws, jackhammers and demolition equipment during the demolition phase. Concrete trucks and metal saws will generate noise during the new construction phase.

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xiii. ***Population & Housing***. Based on the residential capacities calculated in the Housing Element of the City's General Plan, approximately 70 new residential units could realistically be developed in Lido Village as new and replacement housing. In the proposed project, there are 24 townhouses that will be market rate with an average selling price between $2-2.5 million per unit. Units will have between 2 -3 bedrooms per unit an expected average household size of 2-3.

xiv. ***Public Services.*** The proposed development of 24 townhouses will be less intensive than the existing commercial and church development in terms of demand on government services (fire, police, schools, transportation).

xv. ***Recreation***. The 24 unit project will not impact demand for regional parks or other recreational opportunities.

xvi. ***Transportation / Traffic.*** The project will include a public pedestrian path at the north end of the site that will improve pedestrian circulation in the Lido Triangle.

xvii. ***Utilities & Service Systems***.
Sewer / Wastewater:
Public sewer infrastructure exists near the proposed development. A 15-inch mainline exists in Via Lido and will serve as the connection point for the site.

Each townhome will be individually sewered and connect to a public mainline on-site. A specific capacity report was not available from the City Public Works department to confirm if capacity was available, although conversations with City staff indicate that no capacity issues are expected. A week long sewer monitoring report will be prepared to confirm existing sewer capacity is adequate to serve the proposed project.

Existing sewer laterals to the site will be capped off at the right-of-way. The existing laterals served the on-site buildings which are proposed to be demolished.

Storm Water Drainage:
No underground storm drain exists directly adjacent to the site. The proposed development is designed to convey storm water flows

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through surface drainage to adjacent public streets or by collection into small area drain systems on-site which curb core to the adjacent public streets.

Domestic Water:
Public water mains exist in Via Lido, Via Oporto and Via Malaga. An on-site public water main is proposed to service the development. Each townhouse will be individually metered from the public on-site system.

On December 17, 2012 a fire flow test was performed by City staff at the southeast corner of the property to confirm water pressure and capacity. Available flow was estimated to be in excess of 3,500 gpm at 20 psi minimum. No upgrades to the existing perimeter water system are proposed.

Best regards,

Sieglinde Pukke, AIA

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